

Warm Turn, Six Bells



courtesy of Google Street view

Grid Ref: 321483 202621

Description:

The site is currently used for the grazing of horses and construction of stables. The site is flat vacant land which lies to the south-west of the residential area of Six Bells. The site has a steep embankment on the east and is screened from Aberbeeg Road by garages and an ambulance station. The site is located south of the upper platform of the former Six Bells Colliery site. Access will be required from Six Bells Road, through the Six Bells colliery site (H1.12).

Delivery Considerations:

Development of this site will need to be considered alongside the Six Bells Colliery site due to access issues. There are a number of trees on the site that could be worthy of retention. Transport infrastructure improvements may be required to ensure developments are highly accessible.

Further Information and Support:

The **Planning Department** provides a Planning Advice Service where more specific advice will be given on development proposals. Details of the service provided and the relevant charges can be found on the [Blaenau Gwent website](#).

Blaenau Gwent Local Authority **Building Control** can oversee and guide your building regulation application in a quick, professional and responsive manner. Our service is extremely competitive. More information can be found on the [Blaenau Gwent website](#).

Contact Details

Development Services, Blaenau Gwent County Borough Council
Floor 1A, Civic Centre, Ebbw Vale, NP23 6XB

☎ **Planning** 01495 355555 **Building Control** 355529 **Policy** 354740

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LDP Allocation: H1.13

Planning Status: LDP adopted site

Site Area: 0.93 ha

Potential Capacity: 15 dwellings

S106 Requirements:

10% Affordable Housing, Education, Open Space and Recreation, etc
(Subject to viability and need)

Landowner: Pontypool Park Estates
(Details available on request)

Superfast Broadband Status:

Superfast broadband is available

Planning Application Requirements:

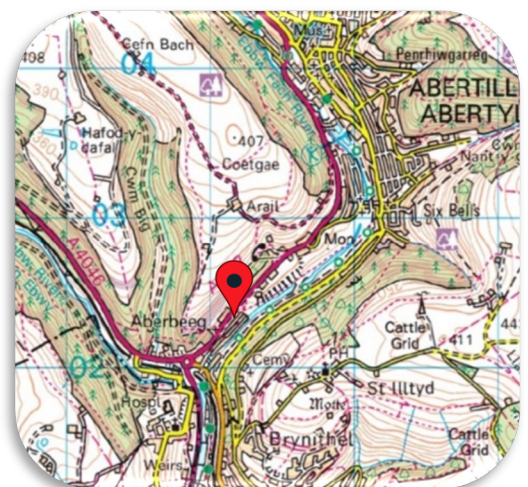
- Pre-application Consultation Report (v)
- Design and Access Statement (v)
- Preliminary Ecological Appraisal (v)
- BS5387 Tree Survey (v)
- Noise Assessment (v)
- Coal Mining Risk Assessment (v)
- Transport Statement
- Desktop Survey (ground stability and contamination)

Potential Validation Requirement (v)

It is advised you contact the planning department as this list is only an indication of what may be required

Additional Information

Distance to:	Miles	Kilometres
'A' Road	0.2	0.32
Abertillery Town Centre	1.4	2.25
Llanhilleth Railway Station	1.7	2.73



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